



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Initiating the Annexation/Reorganization Proceeding for the California Waste Removal Reorganization, a 10.01 Acre Parcel Located East of the Eastern Terminus of East Turner Road (APN 049-080-73).

MEETING DATE: April 5, 1995

PREPARED BY: Community Development Director

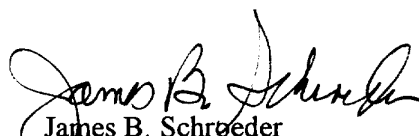
RECOMMENDED ACTION: that the City Council consider adopting a Resolution initiating the annexation/reorganization proceeding for the California Waste Removal Reorganization, a 10.01 acre parcel located east of the eastern terminus of East Turner Road (APN 049-080-73).

BACKGROUND INFORMATION: At its meeting of March 15, 1995 the City Council conducted a Public Hearing to consider the request of Dillon and Murphy, Engineering on behalf of California Waste Removal Systems Inc. to prezone the 10.01 acre parcel east of the eastern terminus of East Turner Road (APN 049-080-73) to M-2, Heavy Industrial. The Council by motion Action approved the rezoning.

The rezoning is required by the San Joaquin Local Agency Formation Commission (LAFCO) as the first step in the annexation/reorganization process.

The necessary data to be forwarded to LAFCO is attached to the communication.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/ck

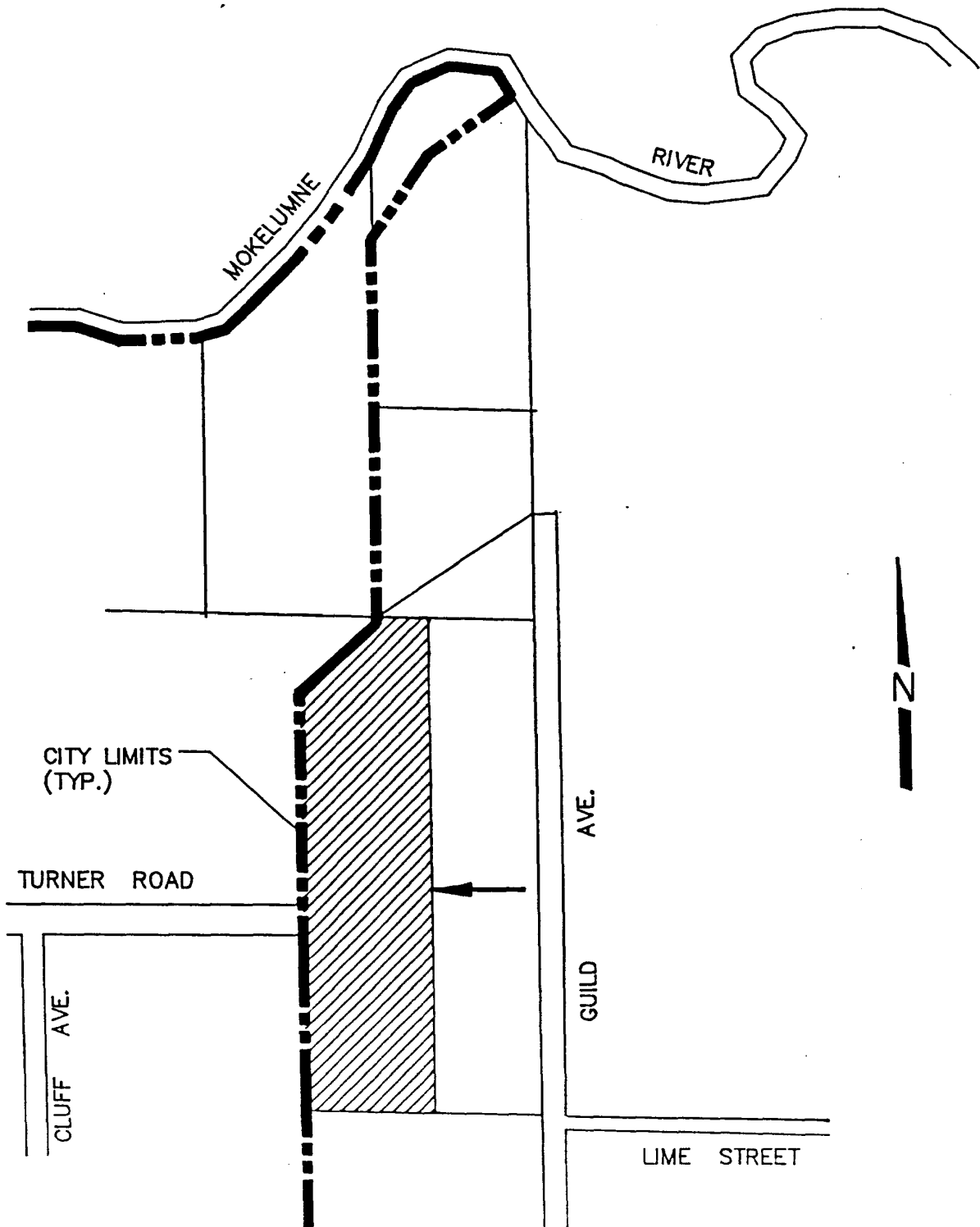
APPROVED: 

THOMAS A. PETERSON
City Manager



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CALIFORNIA WASTE REMOVAL SYSTEMS, INC. PROJECT



JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209) 468-3198

Date: March 16, 1995


The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

<u> </u> incorporate a city	<u> </u> disincorporate a city
<u> </u> form a district	<u> </u> dissolve a district
<u> X </u> annex territory to an agency	<u> </u> detach territory from a
<u> </u> consolidate existing agencies	<u> </u> agency

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" X 11" which is the most preferable size and shall be no larger than 18" X 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Cecil Dillon, Dillon & Murphy	P.O. Box 2180, Lodi, CA 95241	(209) 334-6613
<u>(Name)</u>	<u>(Address)</u>	<u>(Phone)</u>
Jennifer Perrin, City Clerk	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
<u>(Name)</u>	<u>(Address)</u>	<u>(Phone)</u>
James B. Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
<u>(Name)</u>	<u>(Address)</u>	<u>(Phone)</u>
 <u>(Signed)</u>		

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name: California Waste annexation to City of Lodi & detachment from Mokelumne Rural County Fire Dist., Northern San Joaquin Co. Water Conservation Dist. & San Joaquin Co. Resource Conservation Dist.
2. Statutory provisions governing proceedings:
Local Government Reorganization Act of 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .0156 Acres 10
6. Population in subject area: 0 Number of registered voters: 0
7. Registered voter density (per acre): N/A Number of dwelling units: 0
8. Estimate of population increase in next 10 years: This annexation will be developed as industrial land. There will be no increase in population.
9. Present land use of subject area: Agricultural
10. What is the intended development of this area: This annexation will be used for the expanded operations of the California Waste Facility.
11. Present zoning: AU20
12. Describe proposed zoning changes: The zoning will change to M-2, Heavy Industrial.
13. Assessed value of land: \$ 484,500
14. Assessed value of improvements \$ -0-
15. Value of publicly owned land in area: \$ N/A
16. Governmental services required by this proposal which are not presently available: Required government services are available.
17. What alternative measures would provide services listed in Item 16 above? N/A
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? At the time the new facilities are built on the property, water, sewer and storm drain lines will need to be extended into the property.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No. estimate.
20. How will such costs be met? Costs of any needed capital improvements will be borne by the developer. The developer will also be required to pay impact mitigation fees to cover a portion of the costs of any future infrastructure needs.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

PROPOSED CALIFORNIA WASTE REMOVAL SYSTEMS, INC.
ANNEXATION TO THE CITY OF LODI

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 EAST, BOTH IN MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF EDDLEMAN TRACT AS SHOWN ON THAT MAP RECORDED IN VOLUME 1 OF MAPS AND PLATS AT PAGE 26, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE WEST LOT LINE OF SAID LOT 14 NORTH 00°02'12" WEST 394.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN 13.11 ± ACRE NET PARCEL AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 22 OF SURVEYS AT PAGE 111, SAN JOAQUIN COUNTY RECORDER, SAID CORNER BEING ON THE WEST LINE OF LOT 16, OF EDDLEMAN TRACT; THENCE ALONG THE WEST LOT LINES OF LOTS 16, 18 AND 19 OF SAID EDDLEMAN TRACT NORTH 00° 01'04" WEST 731.00 FEET; THENCE ALONG THE NORTHWESTERLY LOT LINE OF SAID LOT 19 NORTH 47°49'00" EAST 282.20 FEET; THENCE NORTH 00°01'00" WEST 20.65 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN 13.11 ± ACRE NET PARCEL AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 22 OF SURVEYS AT PAGE 111, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID 13.11 ± ACRE PARCEL SOUTH 88°47'00" EAST 134.43 FEET; THENCE LEAVING THE NORTH LINE OF SAID 13.11 ± ACRE PARCEL SOUTH 00°01'00" EAST 1339.60 FEET TO THE SOUTH LOT LINE OF SAID LOT 14; THENCE ALONG THE SOUTH LOT LINE OF SAID LOT 14 NORTH 88°47'00" WEST 343.49 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS.

Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Lodi
P.O. Box 3006
(Address) Lodi, CA 95241-1910

X County Clerk
County of San Joaquin



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title

CALIFORNIA WASTE REMOVAL SYSTEMS, INC. PREZONE AND ANNEXATION

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

--

Eric W. Veerkamp

(209) 333-6711

Project Location (include county)

East terminus of East Turner Road, adjacent to existing
California Waste Removal Systems, Inc. facility at 1333
East Turner Road, San Joaquin County.

Project Description:

Annexation of approximately 10 acres to the City of Lodi and pre zoning it for industrial use. The property will accommodate expansion of the existing waste transfer facility.

This is to advise that the City of Lodi has approved the above described project on
March 15, 1995 and has made the following determinations regarding the above described project
(Date)

☒ Lead Agency ☐ Responsible Agency

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

A handwritten signature in black ink, appearing to read 'C. W. Veerkamp'.

March 17, 1995

Assistant Planner

Signature (Public Agency)

Date

Title

Date received for filing at OPR:

Revised October 1989

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date Jan. 20, 1995 Project Title: CALIFORNIA WASTE REMOVAL SYSTEMS ANNEXATION

Responsible Agency: Lodi Planning Dept. Contact Person: Eric Veerkamp

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

California Waste Removal Systems, Inc.

Address: 1333 E. Turner Road City: Lodi County: San Joaquin

Area Code: (209) Phone: 369-8274

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

This project involves annexing approximately 10 acres to the City of Lodi and
rezoning it for industrial use. The project site is located at the terminus
of East Turner Road, adjacent to the existing California Waste facility at
1333 East Turner Road. The planned use for the site is an expansion of
California Waste's refuse sorting and transfer operations.

Project Location City
LODI

Project Location County
SAN JOAQUIN COUNTY

Last Date to Appeal:

February 10, 1995

Address Where Preliminary Environment
Assessment is Available:

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

Environmental Assessment
INITIAL STUDY

1. PROJECT TITLE California Waste Removal Systems, Inc. Annexation
2. LOCATION The property is located at the terminous of East Turner Road, adjacent to the existing California Waste facility at 1333 East Turner Road.
3. PROJECT DESCRIPTION: The project involves annexing approximately 10 acres to the City of Lodi and rezoning it for industrial use. California Waste Removal Systems, located immediately to the west of the project, will use this property for an expansion of their existing transfer operations facility.
4. General Plan Designation (A) Existing (City), (B) Proposed
(A) HI, Heavy Industrial (B) HI, Heavy Industrial
5. Site Description and surrounding land use:

The project site is undeveloped and is used for agricultural purposes. Approximately half of the land is planted in grape vines and the other half does not have any crop planted. To the north is the Mokelumne River, to the east is the large Canandaigua Winery, to the south is more agricultural land, and to the west is the existing California Waste Transfer Facility and a concrete mixing and distribution yard.
6. Zoning (A) Existing (County), (B) Proposed
(A) AU-20; Agricultural, Urban Reserve (B) M-2; Heavy Industrial
(Twenty acre parcel minimum)

Will the Project Have a Significant Effect
Through Any of the Following Impacts?

7. a. Substantial alteration of natural topography, soil or subsoil features? NO
- b. Substantially degrade surface or ground water quality? NO
- c. Substantially deplete surface or ground water resources? NO
- d. Substantially interfere with ground water flow or recharge? NO
- e. Cause a significant affect related to flood, erosion or siltation? NO
- f. Substantial interference with the habitat of any species of fish, wildlife or plant? NO
- g. Violate ambient air quality standards or create substantial air emissions or objectionable odors?
NO
- h. Substantially increase ambient noise or glare level for adjoining areas? NO
- i. Substantial reduction of existing cropland? NO
- j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards?
NO
- k. Have a substantial, demonstrable, negative aesthetic effect? NO
- l. Result in the disruption or alteration of an archeological, historical or paleontological site? NO
- m. Cause or allow substantial increase in consumption in any natural resources? NO
- n. Results in the use or waste of substantial amounts of fuel or energy? NO
- o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? NO
- p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? NO
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? NO
- r. Induce substantial growth, concentration or displacement of population? NO
- s. Result in an alteration or conflict with existing or planned land uses? NO
- t. Conflict with adopted plans, goals or policies of the City of Lodi? NO

Adverse impacts of the project and their magnitude:

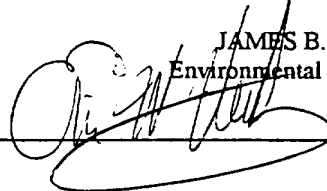
None

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

None Required

RECOMMENDATION:

Negative Declaration

By  JAMES B. SCHROEDER
Environmental Review Officer
Date 01/19/95

RESOLUTION NO. 95-37

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL
AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED
CALIFORNIA WASTE REMOVAL ANNEXATION/REORGANIZATION,
INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN
THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising of a 10.01 acres more or less adjacent to the City limits located within the area located east of the eastern terminus of East Turner Road; and withdrawal of said 10.01 acres from the Mokelumne Rural County Fire District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN 049-080-73), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Mokelumne Rural County Fire District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the city of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;
- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "California Waste Removal Reorganization" which includes annexation of a combined 10.01 acres more or less, and detachment from the Mokelumne Fire District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: April 5, 1995

=====

I hereby certify that Resolution No. 95-37 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 5, 1995 by the following vote:

AYES: Council Members - Davenport, Pennino, Sieglock and
Mann (Mayor)

NOES: Council Members - None

ABSENT: Council Members -

ABSTAIN: Council Members - Warner

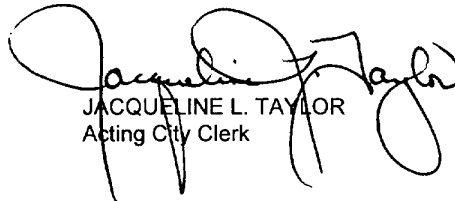

JACQUELINE L. TAYLOR
Acting City Clerk

EXHIBIT A

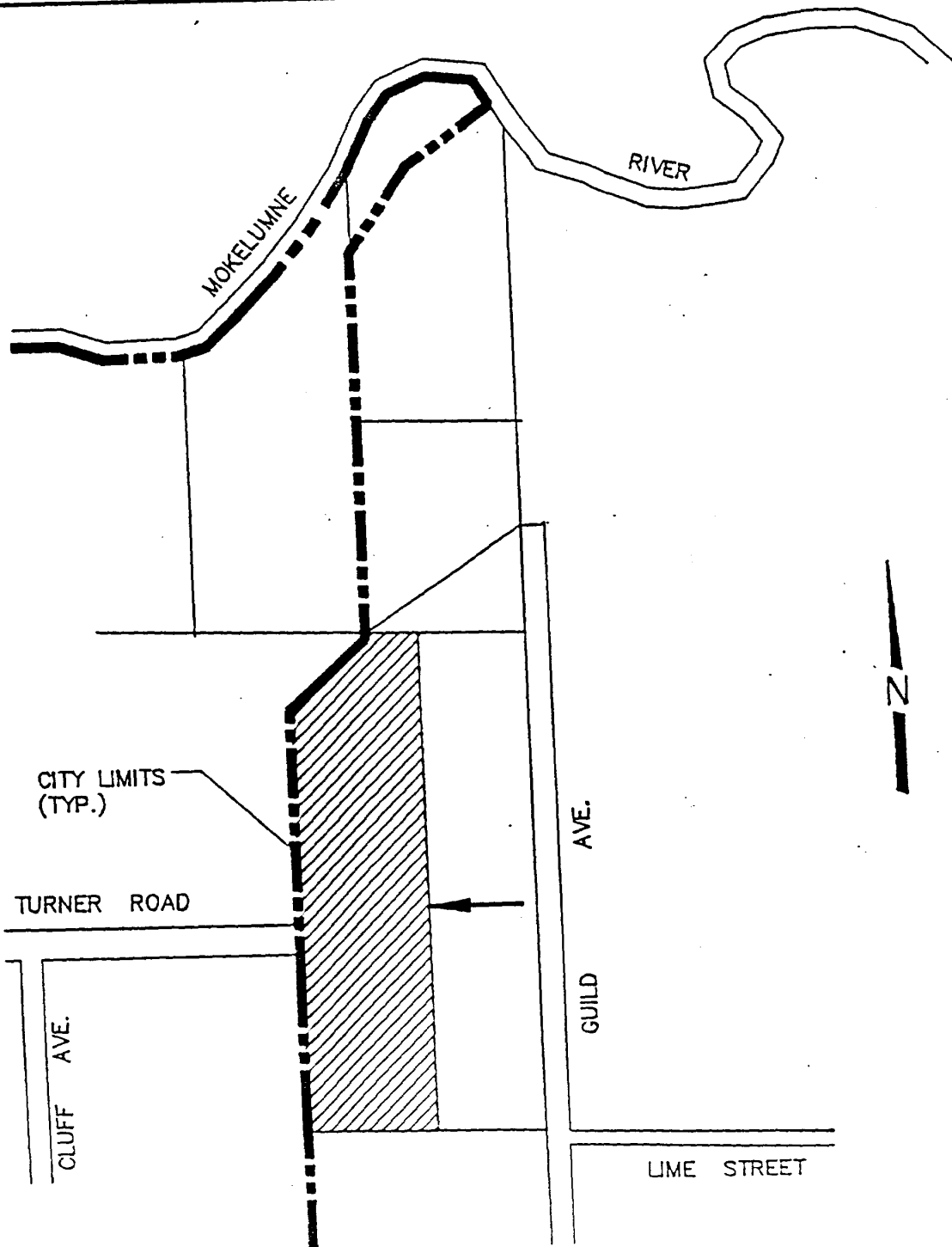
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CALIFORNIA WASTE REMOVAL SYSTEMS, INC. PROJECT



CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

May 11, 1995

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1860 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

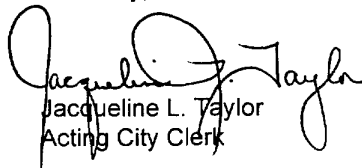
Enclosed herewith please find four certified copies of Resolution No. 95-37 entitled, "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed California Waste Removal Annexation/Reorganization, Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- Three copies of Justification of Proposal;
- Fifteen copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office;
- Fifteen copies of maps showing affected territory; and
- Filing and processing fees in accordance with LAFCO fee schedule (check #3405 for \$2,075).

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Sincerely,


Jacqueline L. Taylor
Acting City Clerk

JLT

Enclosures

cc: James B. Schroeder, Community Development Director

RESOLUTION NO. 95-37

A RESOLUTION OF THE LODI CITY COUNCIL
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INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN
THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising of a 10.01 acres more or less adjacent to the City limits located within the area located east of the eastern terminus of East Turner Road; and withdrawal of said 10.01 acres from the Mokelumne Rural County Fire District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN 049-080-73), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Mokelumne Rural County Fire District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
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NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "California Waste Removal Reorganization" which includes annexation of a combined 10.01 acres more or less, and detachment from the Mokelumne Fire District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: April 5, 1995

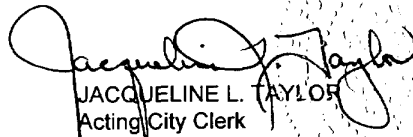
I hereby certify that Resolution No. 95-37 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 5, 1995 by the following vote:

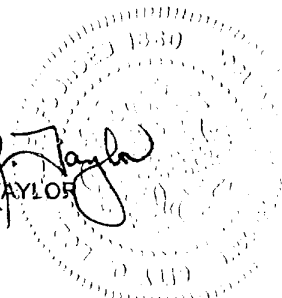
AYES: Council Members - Davenport, Pennino, Sieglock and Mann (Mayor)

NOES: Council Members - None

ABSENT: Council Members - None

ABSTAIN: Council Members - Warner


JACQUELINE L. TAYLOR
Acting City Clerk



The Foregoing Document Is Certified
To Be A Correct Copy Of The Original
On File In This Office.

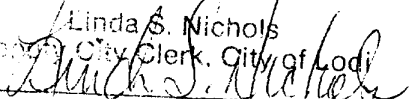
Linda S. Nichols
Deputy City Clerk, City of Lodi
By 
Dated:

EXHIBIT A

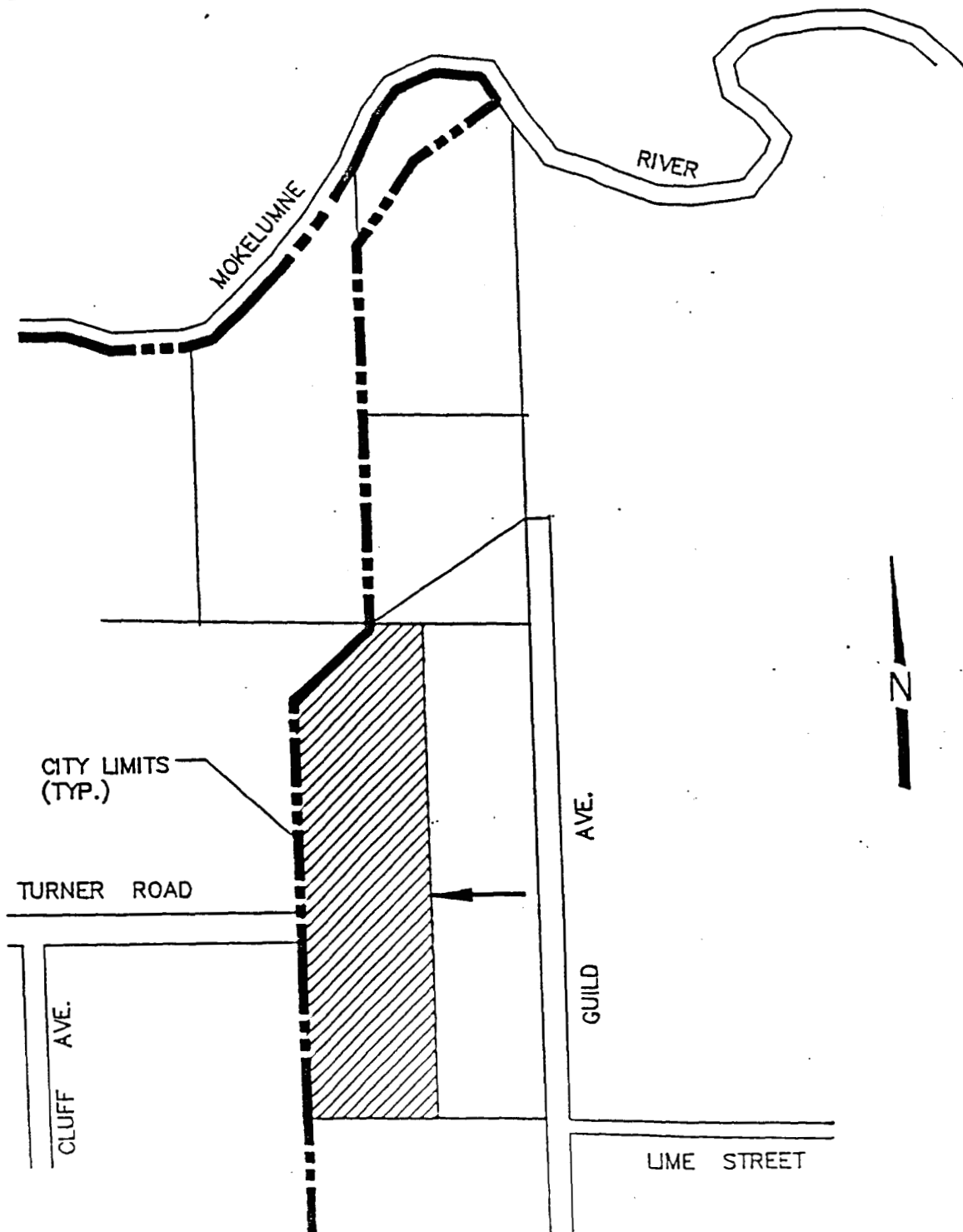
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ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 EAST, BOTH IN MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF EDDLEMAN TRACT AS SHOWN ON THAT MAP RECORDED IN VOLUME 1 OF MAPS AND PLATS AT PAGE 26, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE WEST LOT LINE OF SAID LOT 14 NORTH $00^{\circ}02'12''$ WEST 394.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN 13.11 \pm ACRE NET PARCEL AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 22 OF SURVEYS AT PAGE 111, SAN JOAQUIN COUNTY RECORDER, SAID CORNER BEING ON THE WEST LINE OF LOT 16, OF EDDLEMAN TRACT; THENCE ALONG THE WEST LOT LINES OF LOTS 16, 18 AND 19 OF SAID EDDLEMAN TRACT NORTH $00^{\circ}01'04''$ WEST 731.00 FEET; THENCE ALONG THE NORTHWESTERLY LOT LINE OF SAID LOT 19 NORTH $47^{\circ}49'00''$ EAST 282.20 FEET; THENCE NORTH $00^{\circ}01'00''$ WEST 20.65 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN 13.11 \pm ACRE NET PARCEL AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 22 OF SURVEYS AT PAGE 111, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID 13.11 \pm ACRE PARCEL SOUTH $88^{\circ}47'00''$ EAST 134.43 FEET; THENCE LEAVING THE NORTH LINE OF SAID 13.11 \pm ACRE PARCEL SOUTH $00^{\circ}01'00''$ EAST 1339.60 FEET TO THE SOUTH LOT LINE OF SAID LOT 14; THENCE ALONG THE SOUTH LOT LINE OF SAID LOT 14 NORTH $88^{\circ}47'00''$ WEST 343.49 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS.

CALIFORNIA WASTE REMOVAL SYSTEMS, INC. PROJECT



JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209) 468-3198

Date: March 16, 1995


The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input type="checkbox"/> detach territory from a
<input type="checkbox"/> consolidate existing agencies	agency

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" X 11" which is the most preferable size and shall be no larger than 18" X 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Cecil Dillon, Dillon & Murphy	P.O. Box 2180, Lodi, CA 95241	(209) 334-6613
(Name)	(Address)	(Phone)
Jennifer Perrin, City Clerk	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)
James B. Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)
 (Signed)		

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name: California Waste annexation to City of Lodi & detachment from Mokelumne Rural County Fire Dist., Northern San Joaquin Co. Water Conservation Dist. & San Joaquin Co. Resource Conservation Dist.
2. Statutory provisions governing proceedings:
Local Government Reorganization Act of 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .0156 Acres 10
6. Population in subject area: 0 Number of registered voters: 0
7. Registered voter density (per acre): N/A Number of dwelling units: 0
8. Estimate of population increase in next 10 years: This annexation will be developed as industrial land. There will be no increase in population.
9. Present land use of subject area: Agricultural
10. What is the intended development of this area: This annexation will be used for the expanded operations of the California Waste Facility.
11. Present zoning: AU20
12. Describe proposed zoning changes: The zoning will change to M-2, Heavy Industrial.
13. Assessed value of land: \$ 484,500
14. Assessed value of improvements \$ -0-
15. Value of publicly owned land in area: \$ N/A
16. Governmental services required by this proposal which are not presently available: Required government services are available.
17. What alternative measures would provide services listed in Item 16 above? N/A
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? At the time the new facilities are built on the property, water, sewer and storm drain lines will need to be extended into the property.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No. estimate.
20. How will such costs be met? Costs of any needed capital improvements will be borne by the developer. The developer will also be required to pay impact mitigation fees to cover a portion of the costs of any future infrastructure needs.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

PROPOSED CALIFORNIA WASTE REMOVAL SYSTEMS, INC.
ANNEXATION TO THE CITY OF LODI

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CALIFORNIA WASTE REMOVAL SYSTEMS, INC. PROJECT

